City of Fridley
Engineering Division

2018 STREET REHABILITATION
PROJECT NO. ST2018-01
Open House

February 13, 2018

PROJECT ST2018-01
Open House

- Restrooms / Drinking Fountain

- Agenda
  - Sign In Sheet
  - Presentation / Handouts
  - Q & A (general)

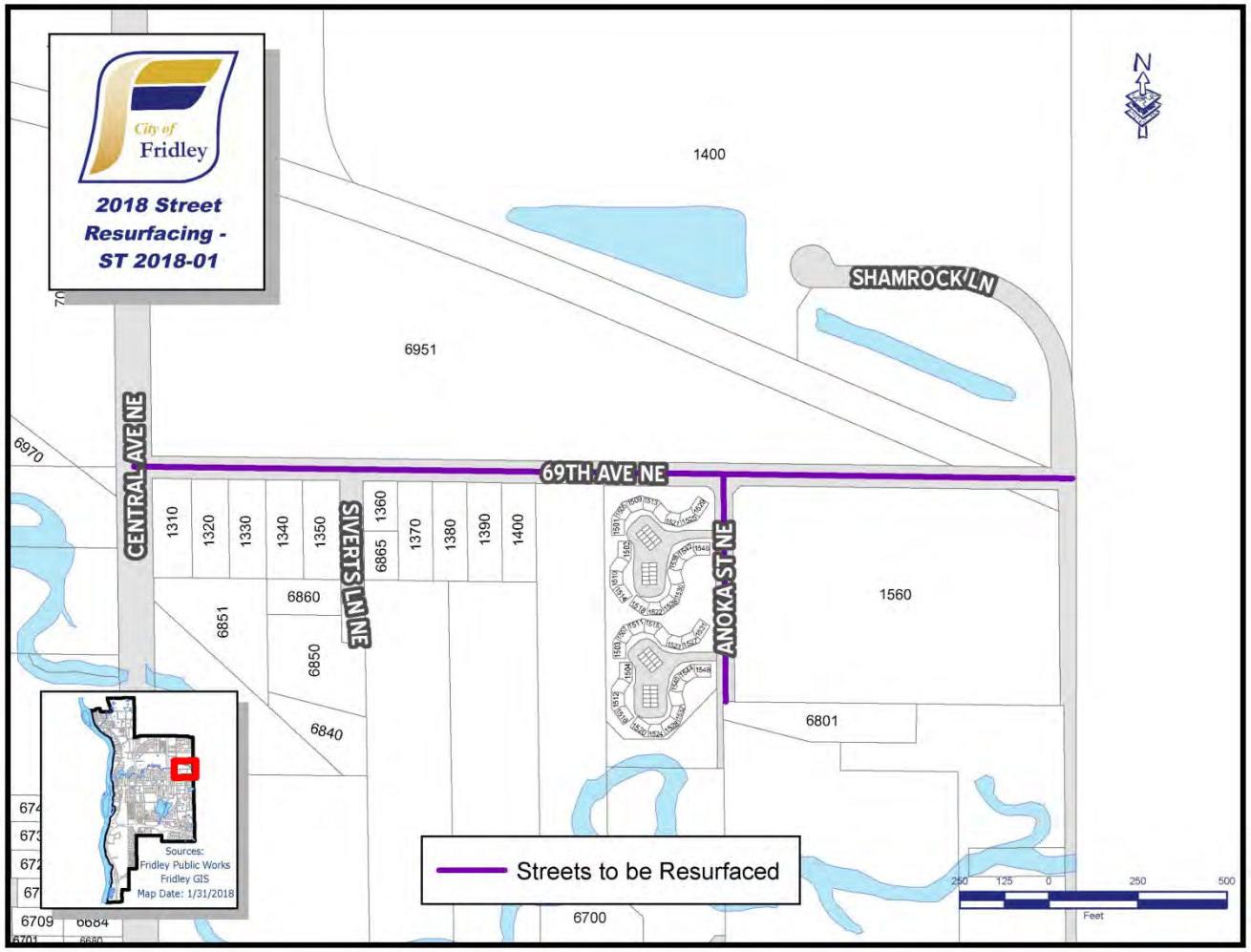
PROJECT ST2018-01
City Staff Introductions

- Jim Kosluchar
  - Director of Public Works
- Brandon Brodhag
  - Project Engineer
- Council Representatives

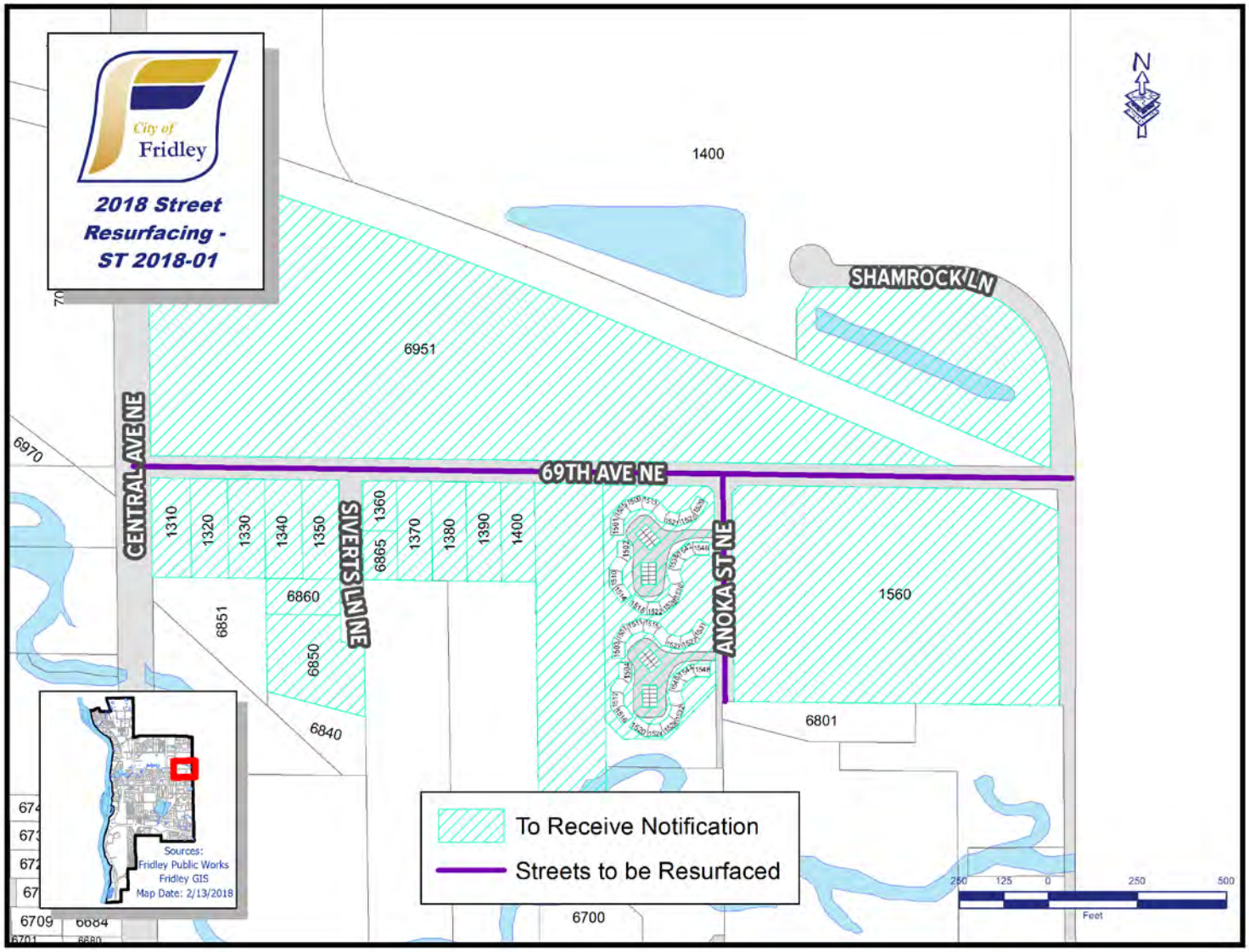
PROJECT ST2018-01
Quick Notes

- Tonight's Open House is provided to understand a project the City is contemplating and get your feedback
- Project is currently planned to start summer 2018
- Certain properties will be subject to special assessment
- Hearing on improvement is anticipated in March with mailed notice to owner

PROJECT ST2018-01
Project Overview Map



Properties Included in Open House Mailing



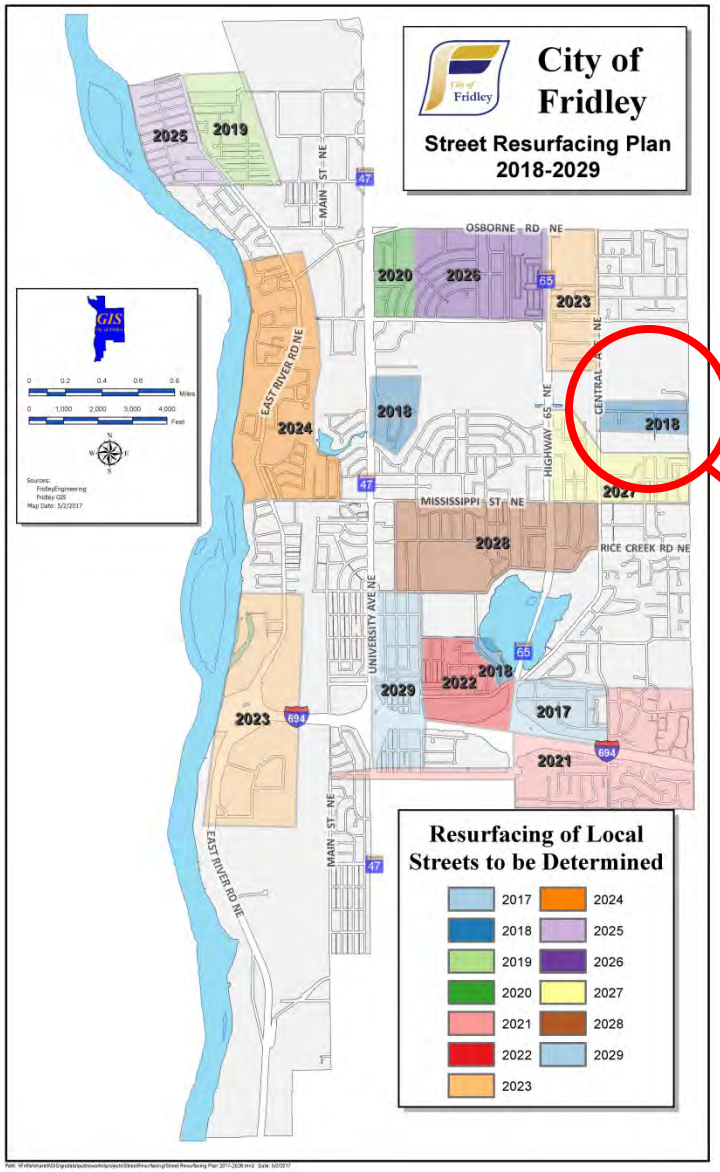
PROJECT ST2018-01 (Tentative) SCHEDULE

Neighborhood Informational Meeting	February 13, 2018
Feasibility Study and set Improvement Hearing date	March 12, 2018
Preliminary Assessment Hearing *	March 26, 2018
Award Contract	May, 2018
Start Construction	June, 2018
Project Completion	September, 2018
Final Assessment Hearing **	October, 2018

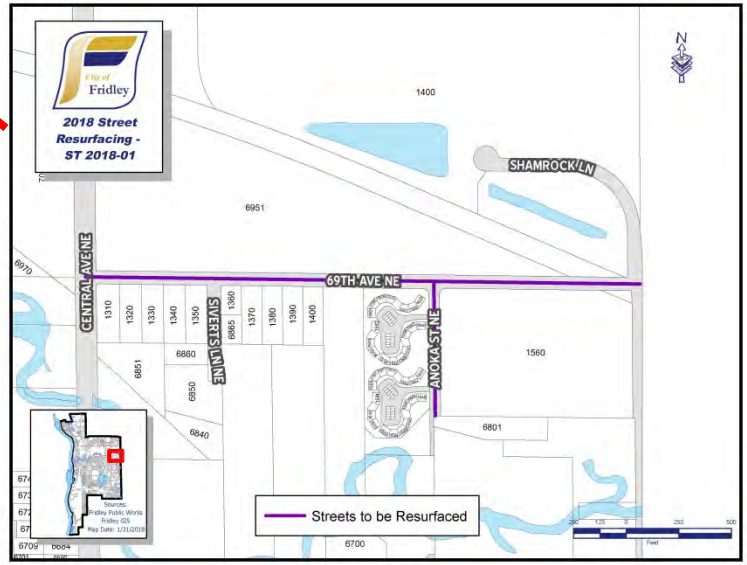
Annual Street Program

- This is the **thirteenth year** under the City's maintenance program.
- This program was developed to rehabilitate streets on a **regular schedule**.
- The program targets pavement where regular maintenance is no longer sufficient to provide a quality surface.

Comprehensive Street Plan



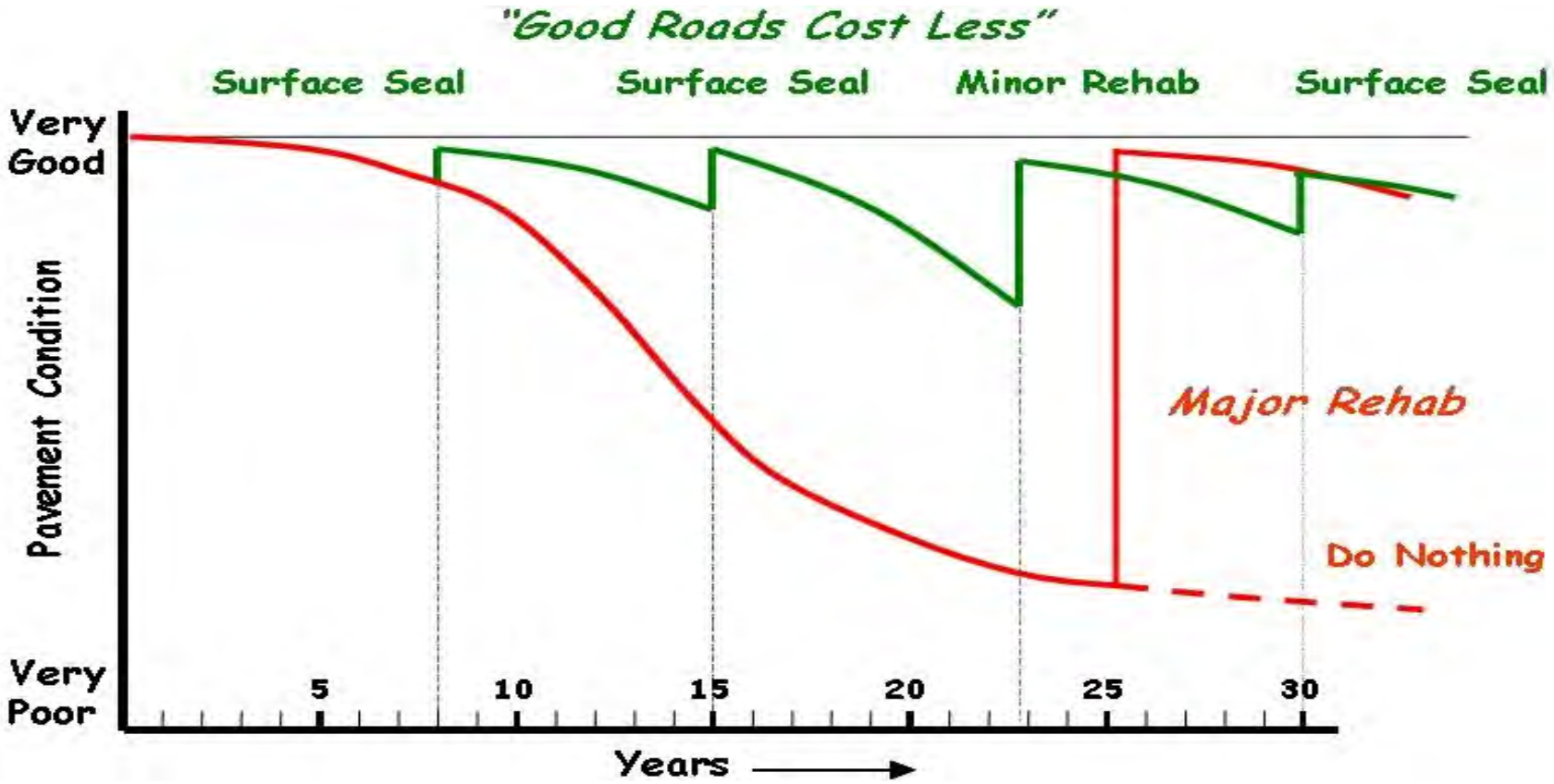
- City Council adopted plan for maintaining our streets & alley system.
- Fridley has about 81 miles of local streets & alleys.
- $4.2 million in pavement rehabilitation over 5 years.
- ~60% of cost is funded from special assessments (pavement only)



Street Program Basis

- Established to combat **Increasing cost** of maintenance & repair with age
- Based on **Condition rating** of streets
- **Pricing advantage** with volume

Street Program Analysis



Street Program Analysis

What is considered when selecting project:

- **Street Condition/Ranking**
- **Time since last major maintenance**
- High maintenance levels
- Need for utility construction
- Adjacent project activity
- **Available funding**

Street Improvements

- 0.65 miles of streets in project corridor
- Remove and replace bituminous pavement
- Replace broken or settled curb
- Analyzing different options for street width **

Existing Conditions – 69th Ave

- Wide unmarked driving lanes
- Excessive impervious surface
- Traffic speed issues
- High maintenance costs

Reducing width would help with these conditions

"Road Diet" Candidate

Options Evaluated for Roadway

- Option 1A Center Swale
- Option 1B Center Swale w/Curb
- Option 2 Raised Center Median
- Option 3 Move Northern Curb
- Option 4 Center Turn Lanes
- Option 5 Add Bike Lanes

Option 1A – Center Swale

+ Less impervious surface = lower maintenance

+ Storm water quality added = reduced pollution to Rice Creek…

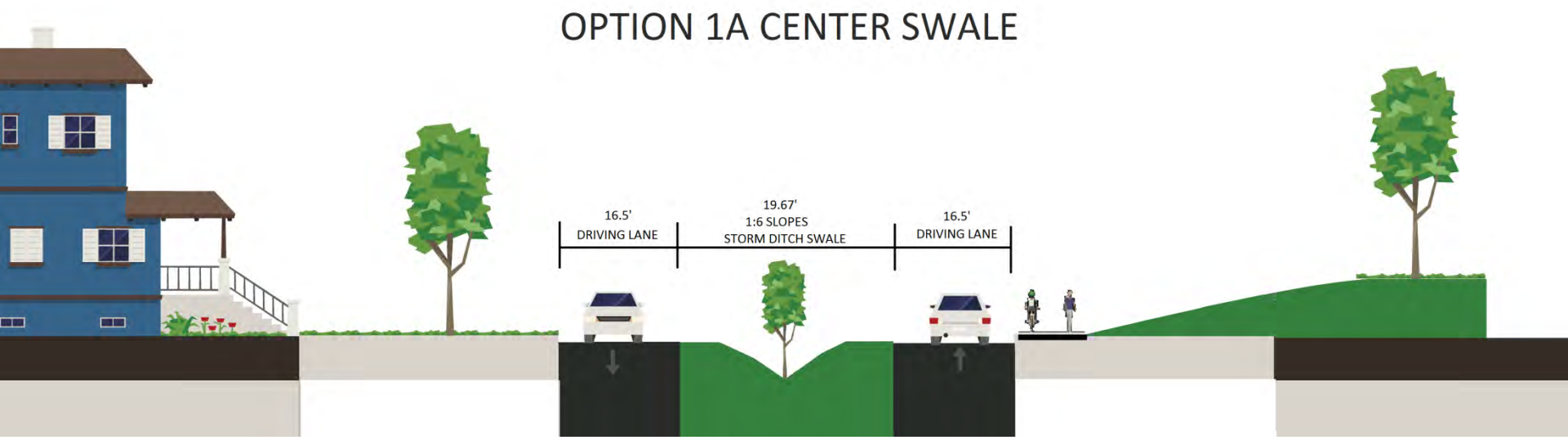
++ Narrower driving lane width w/median = reduced speeds, increased safety

+ Aesthetic improvement

-/+ No on-street parking = reduced options, better winter maintenance

-- Reduced turning movements

$ Cost



Option 1B – Center Swale w/Curb

+ Less impervious surface = lower maintenance

+ Storm water quality added = reduced pollution to Rice Creek…

++ Narrower driving lane width w/median = reduced speeds, increased safety

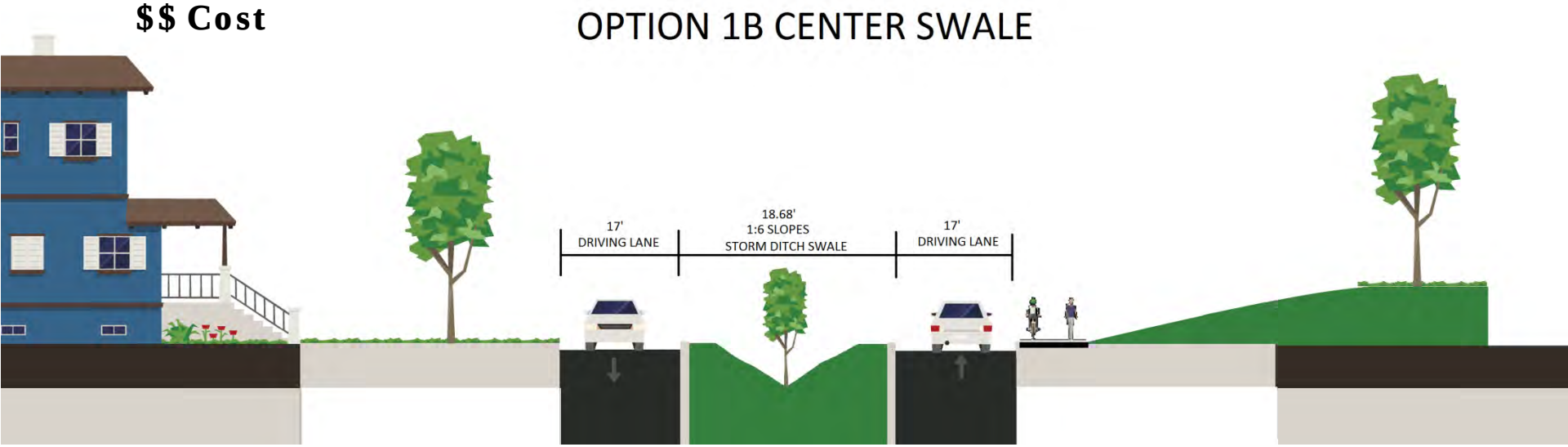
+ Added curb in median for safety, allows larger plantings

+ Aesthetic improvement

-/+ No on-street parking = reduced options, better winter maintenance

-- Reduced turning movements

$$ Cost



Option 2 – Center Median

+ Less impervious surface = lower maintenance

~~**+ Storm water quality added = reduced pollution to Rice Creek…**~~

++ Narrower driving lane width w/median = reduced speeds, increased safety

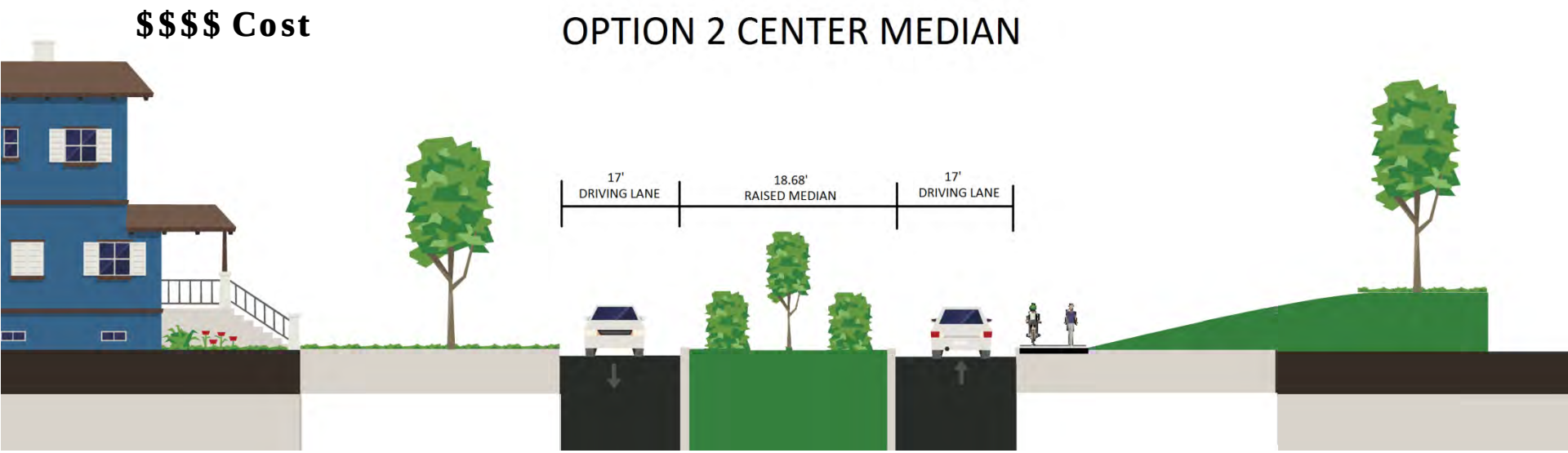
+ Added curb in median for safety, allows larger plantings

+ Aesthetic improvement

-/+ No on-street parking = reduced options, better winter maintenance

-- Reduced turning movements

$$$$ Cost



Layouts for Option 1A, 1B and 2

Option 3 – Move Northern Curb

+ Less impervious surface = lower maintenance

+ Storm water quality added = reduced pollution to Rice Creek…

+ Narrower driving lane width = reduced speeds

+ Added curb in median for safety, allows larger plantings

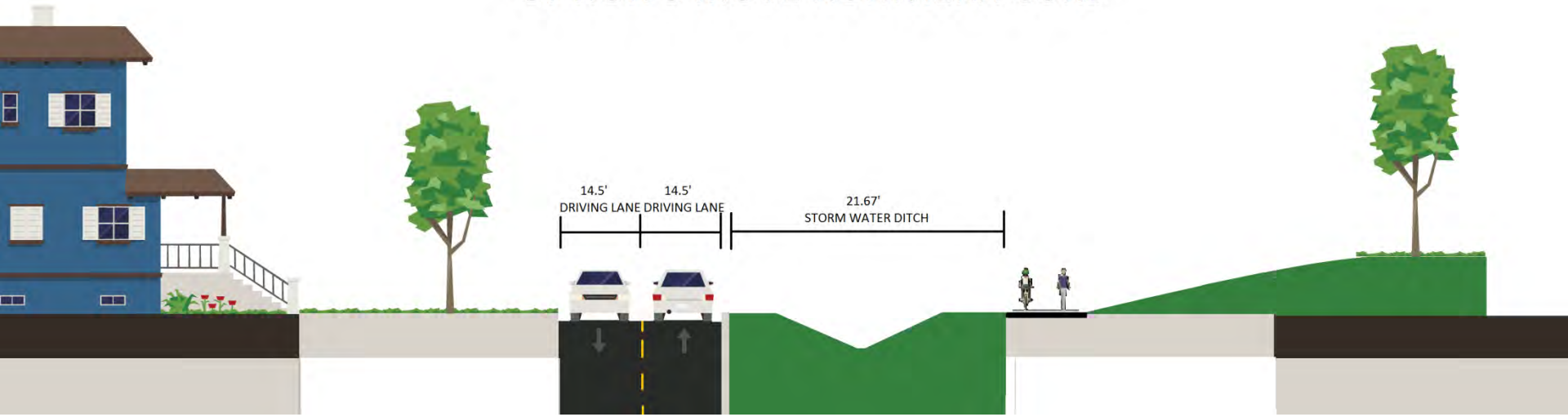
-/+ No on-street parking = reduced options, better winter maintenance

~~-- Reduced turning movements~~

+ Extension of trail to provide a 10’ trail, separated from roadway

$$$ Cost

OPTION 3 MOVE NORTHERN CURB



Layout for Option 3

Option 4 – Center Turn Lane

~~+ Less impervious surface = lower maintenance~~

~~+ Storm water quality added = reduced pollution to Rice Creek…~~

+ Narrower driving lane width = reduced speeds

+/- Added center turn lane for safety, may increase speeds

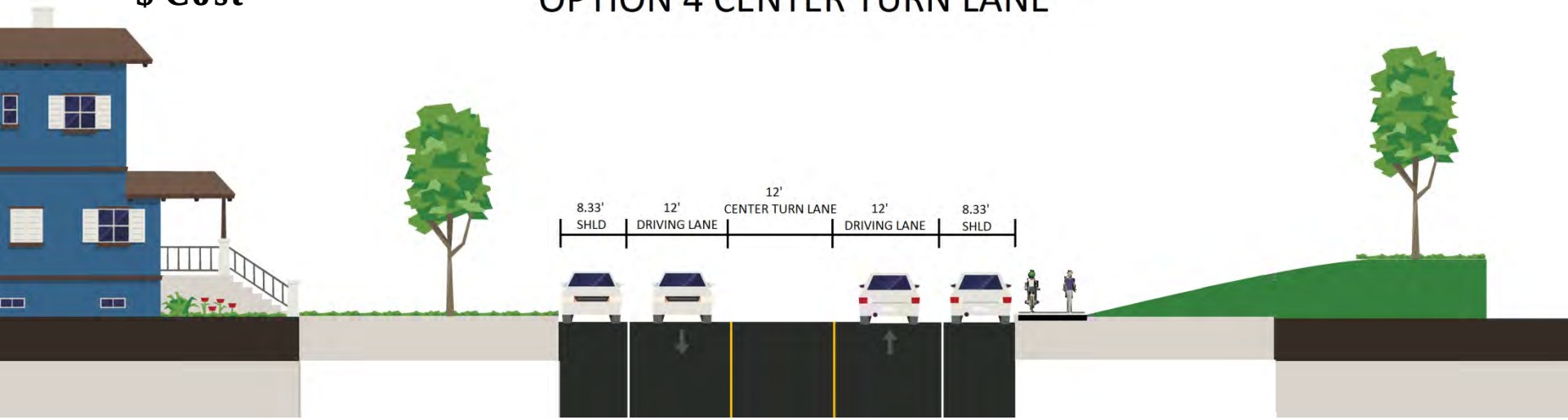
-/+ On-street parking remains = more options, harder winter maintenance

~~-- Reduced turning movements~~

~~+ Extension of trail to provide a 10' trail, separated from roadway~~

$ Cost

OPTION 4 CENTER TURN LANE



Layout for Option 4

Option 5 – Add Bike Lanes

~~+ Less impervious surface = lower maintenance~~

~~+ Storm water quality added = reduced pollution to Rice Creek…~~

+ Narrower driving lane width = reduced speeds

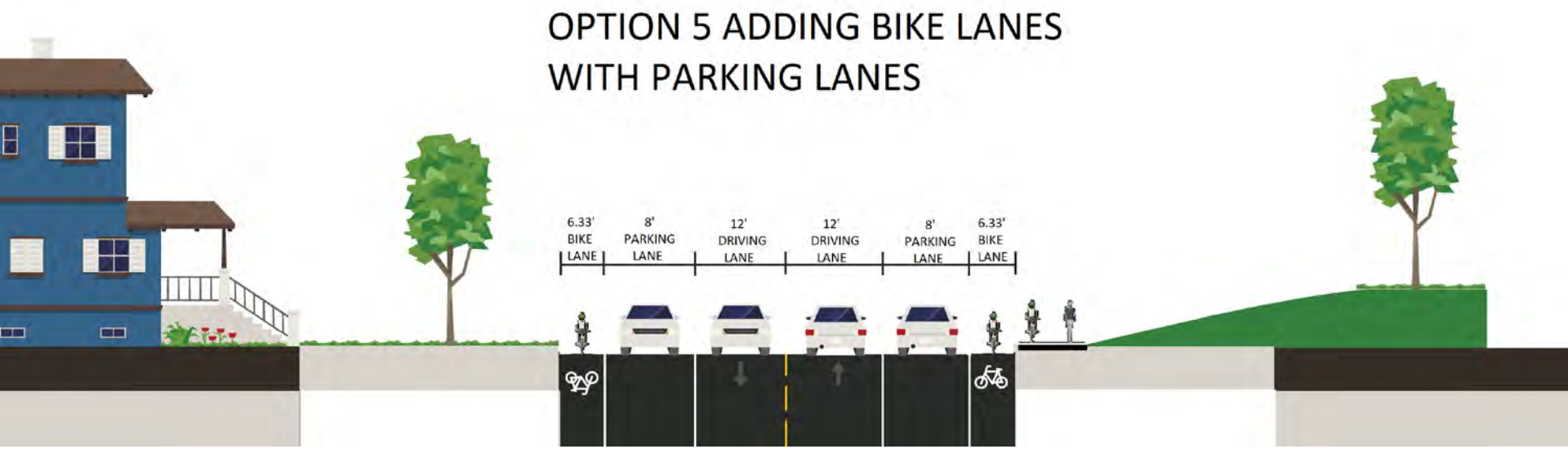
~~+/- Added center turn lane for safety, may increase speeds~~

-/+ On-street parking remains = more options, harder winter maintenance

~~-- Reduced turning movements~~

+ Added on-road bike lanes for cyclists

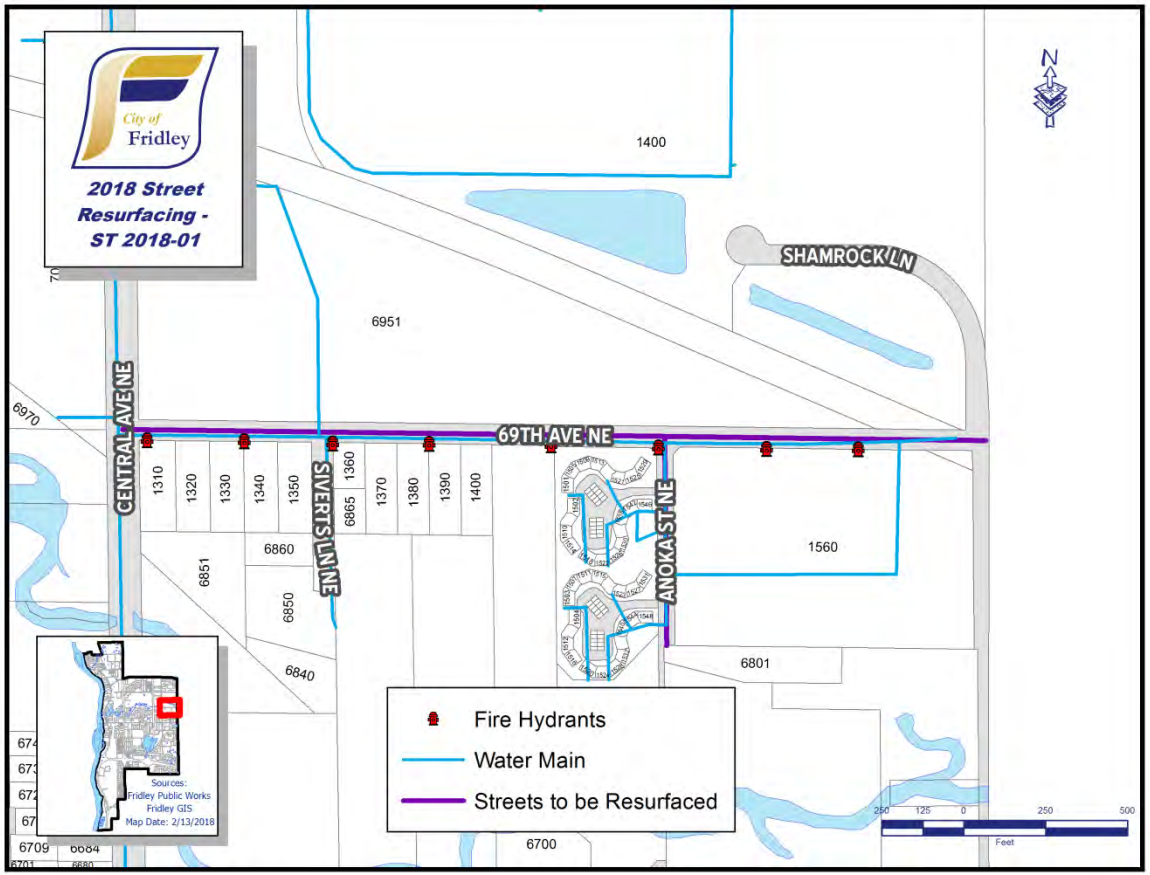
$ Cost



Layout for Option 5

Utilities

- Water main is Cast Iron pipe with low break frequency, will not be replaced
- 8 hyrdrants will be replaced based on age and lack of parts availability
- Sanitary Sewer - City mains in good condition
- Gas – to be determined



Construction Information

- Access to property
  - Access to driveways during construction, except when major construction activity is happening adjacent to their property.
- On street parking
  - The City asks that no one park on the street while construction is underway.
- Water
  - City water mains will need to be shut down when replacing hydrants. This is only temporary and water will be restored the same day. A 24-hour notice will be given to residents prior to the water being shut off.
- Project Notifications
  - Residents will receive notifications for major impacts of the project. Including, road closures, water shut off, utility repairs & driveway coordination.

Notifications

1. Notice of Open House
2. **Project Questionnaire** – please return
3. **Notice of a Public Hearing** (Will include estimated special assessment based on policy) March 2018
4. **Notice of a Public Hearing** for special assessments Fall 2018
5. **Notice of Assessment**

Project Funding

IMPROVEMENT	FRIDLEY	ASSESSABLE
Street Reconstruction*	75%	25%
Storm Sewer	100%	0%
Water System	100%	0%
Sanitary Sewer	100%	0%

*MSA funds contribute

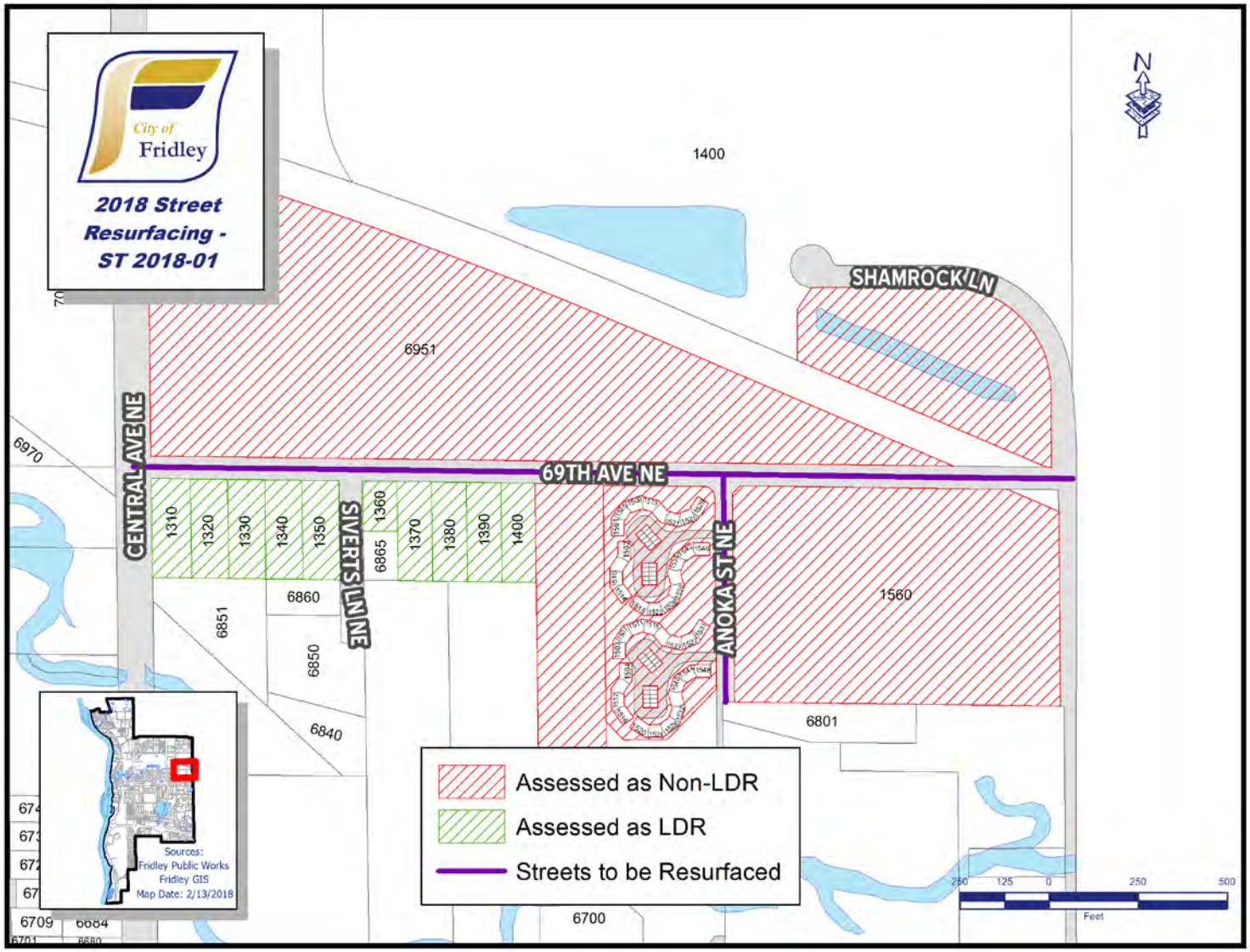
Project ST2018-01

Proposed Special Assessments

Two different Assessable Parcel Types:

- Low Density Residential (LDR)
- Non-Low Density Residential (NLDR)

Properties to be Assessed ~ 53 lots



Estimated Preliminary Assessment Rate

Depending on Design Option Chosen:

LDR: $2,120-$2,440 per single family home

NLDR: $30.09-$34.63 per front footage

Note: Subject to change once we move closer to final design

LDR Property Assessment Calculation Steps

- Properties with driveways on the project streets are assessed. Corner lots are assessed on one side only.

- Assessment is based on:
  - Dividing the proportional street improvement costs for the project area by the number of residential properties.
  - Assessment is calculated on the paving cost of the middle 30 feet of the streets minus the intersections.

- Multiple unit residential properties
  - Up to four units pay the lower of the commercial rate, or the residential rate reduced by 50% for each unit over one.

LDR Property Assessment Recent Costs

Project	Assessment
2013-01	$2,074 per unit
2014-01	$2,135 per unit
2015-01	$2,080 per unit
2016-01	$2,126 per unit
2017-01	$1,867 per unit*
2017-21	$2,068 per unit^

* Mainly Mill & Overlay
^ Estimated

Notes:
All LDR units receive **equal assessment**
Assessments are dependent on cost of construction

Non LDR Property Assessment Calculation Steps

- **Non-LDR** = All other properties, including commercial, industrial, high-density residential, etc.

- Assessable frontage is measured

- The non LDR assessment is calculated by dividing total cost by length of property frontage to determine the cost per foot.

- Each side of the street pays 50% of the cost per centerline foot to resurface the street, thus the estimated assessment is $30.09-$34.63 per lineal foot.

Past Non LDR Assessment Costs

Project	Street Width	Assessment
2011-01 Hyde Park	44' wide	$24.30 / L.F.
2012-01 Rice Cr. Terrace	32-38' wide	$39.12 / L.F.
2014-01 North Ind, Area	40-50' wide	$31.62 / L.F.
2015-01 Summit Manor	32-44' wide	$27.81 / L.F.
2017-01 North Park / Parkview*	30-40' wide	$33.00 / L.F.
2017-21 Lakeview^	40-44' wide	$34.00 / L.F.

* Mainly Mill & Overlay
^ Estimated

Note: Assessments are dependent on cost of construction

Payment Options

Option 1

Lump sum paid within 30 days of the final assessment hearing (September/November 2018)

Option 2

Added to property taxes that are paid over 10 years with an interest rate to be determined (typically 5.5 to 6.5%).

Option 3

Senior citizens meeting certain criteria, may request to have the assessment deferred until the future sale of the property. **Interest accrues until property is sold.**
65 or older, income level, etc. to qualify

WHAT TO EXPECT CONSTRUCTION PHOTOS

Asphalt Reclaiming

Spot Curb Removal & Installation

Hydrant Installation

Grading Aggregate Base

New Asphalt Installation – 1st Lift

New Asphalt Installation – 2nd Lift

Compaction

Saw & Seal Cracks

Information Staff Wants From Residents

- Comments and opinions on project options (See handouts)
- Sprinkler Systems
- Invisible Pet Fences
- If you have plans for driveway or private utility repairs
- Water and Sewer Service Issues
- Dates of Special Events (Family gatherings, graduations, etc)
- Drainage Issues
- Special Accessibility Needs

Thank You For Attending!

Contact Us!

- You can also **call or email us** to discuss
  - questions or
  - concerns or
  - special needs for access

City of Fridley Engineering – Project Staff
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